



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: April 11, 2005

PUBLIC NOTICE OF A

DRAFT MITIGATED NEGATIVE DECLARATION

JO: 42-3271

The City of San Diego Land Development Review Division has prepared a draft Mitigated Negative Declaration for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be received by May 10, 2005 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **Holly Smit Kicklighter, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to (DSDEAS@sanidiego.gov) with the Project Number in the subject line.

General Project Information:

- Project No. **47630**, SCH No. **Pending**, LDR No. **42-3271**
- Community Plan Area: **Mira Mesa Community Plan**
- Council District: **5**

Subject: PETCO HEADQUARTERS- EASEMENT ABANDONMENT AND SITE DEVELOPMENT PERMIT (EA/SDP No. 47630) to construct a new 6-story 189,500-square-foot office building and ground level parking with a 4-story subterranean parking structure totaling 394,640 square feet for Petco Headquarters on an approximate 12.197 acre site. The site also has 2 existing office buildings that would also be utilized. The site is located at 8945 Recho Road in the IL-2-1 zone, Airport Environs overlay zone within the Mira Mesa Community Plan, Council District 5 (APN 343-240-3400, Parcel 1 of PM No 15845 and Parcel 2 of PM No. 13275, in the City of San Diego, County of San Diego, State of California).

PETCO: The site is not included on any Government Code Listing of hazardous waste sites.

Applicant: Carl King, Smith Consulting Architects

Recommended Finding: The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study and project revisions/conditions which now mitigate potentially significant environmental impacts in the following area(s): biological resources, paleontological resources, noise, and traffic/circulation.

Availability in Alternative Format: To request this Notice, the Mitigated Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Holly Smit Kicklighter at (619) 446-5378. The draft Mitigated Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information regarding public meetings/hearings on this project, contact Project Manager Michael VanBuskirk at (619) 446-5371. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/pubnoticeqa.html>), and distributed on April 11, 2005.

Chris Zirkle, Assistant Deputy Director
Development Services Department



Land Development
Review Division
(619) 446-5460

**DRAFT
MITIGATED NEGATIVE DECLARATION**

LDR No. 42-3271
SCH No. Pending
PTS No. 47630

SUBJECT: PETCO HEADQUARTERS- EASEMENT ABANDONMENT AND SITE DEVELOPMENT PERMIT (EA/SDP No. 47630) to construct a new 6-story 189,500-square-foot office building and ground level parking with a 4-story subterranean parking structure totaling 394,640 square feet for Petco Headquarters on an approximate 12.197 acre site. The site also has 2 existing office buildings that would also be utilized. The site is located at 8945 Recho Road in the IL-2-1 zone, Airport Environs overlay zone within the Mira Mesa Community Plan, Council District 5 (APN 343-240-3400, Parcel 1 of PM No 15845 and Parcel 2 of PM No. 13275, in the City of San Diego, County of San Diego, State of California). Applicant, Carl King, Smith Consulting Architects.

- I. **PROJECT DESCRIPTION:** See attached Initial Study.
- II. **ENVIRONMENTAL SETTING:** See attached Initial Study.
- III. **DETERMINATION:**

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental affect in the following areas: biological resources, noise, paleontological resources, and traffic/circulation. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration (MND). The project, as revised, now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

- IV. **DOCUMENTATION:**

The above Determination (Section III) and attached Initial Study documents the reasons to support the Determination.

- V. **MITIGATION, MONITORING AND REPORTING PROGRAM:**

Prior to issuance of any grading permits, the Assistant Deputy Director (ADD) (aka Environmental Review Manager (ERM)) of the City's Land Development Review Division (LDR) shall verify that the following statement is shown on the grading and/or construction plans as a note under the heading, Environmental Requirements: "The Petco Headquarters Project is subject to a Mitigation

Monitoring and Reporting Program and shall conform to the mitigation conditions as contained in the environmental document (LDR No. 42-3271). The project is conditioned to include the monitoring of grading operations by a biologist, a qualified expert (in erosion control), and a paleontologist, as outlined in said document.”

General Measures

1. Prior to issuance of any grading permits, the owner/permittee shall make arrangements to schedule a pre-construction meeting to ensure implementation of the MMRP. The meeting shall include the City Field Resident Engineer (RE), the monitoring biologist, and paleontologist, and staff from the City’s Mitigation Monitoring and Coordination (MMC) Section.

Biological Resources

2. The proposed project area includes a total of 12.16 acres. Prior to recordation of the first final map and/or issuance of grading permits (which ever comes first), impacts to 1.46 acres of Diegan coastal sage scrub and 2.20 acres of southern maritime chaparral shall be mitigated to the satisfaction of the City Manager through off-site preservation of upland habitats in conformance with the City’s Environmentally Sensitive Lands Ordinance (ESL).

TABLE 1
ANALYSIS OF IMPACTS TO VEGETATION COMMUNITIES
ON THE PETCO HEADQUARTERS SITE

Vegetation Community	Acres Removed	<u>Mitigation Ratio*</u>	<u>Mitigation Acres Required</u>	<u>Mitigation Total</u>
Disturbed Coastal Sage Scrub (Tier II)	1.46	<u>1:1*</u> <u>2:1**</u>	<u>1.46*</u> <u>2.92**</u>	<u>1.46 or</u> <u>2.92</u>
Southern Maritime Chaparral (Tier I)	2.20	<u>1:1*</u> <u>2:1**</u>	<u>2.20*</u> <u>4.40</u>	<u>2.20 or</u> <u>4.40</u>
Eucalyptus Woodland	0.59	<u>0</u>	<u>0</u>	<u>0</u>
Non-Native Vegetation (landscaped)	2.49	<u>0</u>	<u>0</u>	<u>0</u>
Urban/Disturbed Lands	5.16	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL	12.16	=	<u>3.66*</u> <u>6.32**</u>	<u>3.66*</u> <u>6.32**</u>

*Impact outside MHPA and mitigation inside MHPA.

** Impact outside MHPA and mitigation outside MHPA.

3. The owner/permittee shall record a Covenant of Easement, Conservation Easement, or dedication in fee title to the City of San Diego for a total of 3.66 acres within the MHPA in tier I-III; or 2.92 acres of coastal sage scrub and 4.40 acres of southern maritime chaparral outside the MHPA.
4. Mitigation for Indirect Impacts

Prior to issuance of grading permits, the City shall verify that the project is in compliance with the MSCP Subarea Plan’s Land Use Adjacency Requirements; and that the following site specific requirements are noted on the grading plans under the heading Environmental Requirements:

- A. The qualified biologist (project biologist) shall supervise the placement of orange

construction fencing or equivalent along the boundary of the development area as shown on the approved grading plans.

- B. The project biologist shall meet with the owner/permittee or designee and the construction crew to conduct an on-site educational session regarding the need to avoid impacts outside of the approved development area.
 - C. During grading activities, the Best Management Practices for erosion control shall be implemented and monitored as needed to prevent any significant sediment transport. These practices may include but may not be limited to the following: the use of materials such as gravel bags, fiber rolls, sediment fencing, and erosion control matting to stabilize disturbed areas; and installation of erosion control materials, particularly on the downslope side of disturbed areas to prevent soil loss.
 - D. All construction activities shall take place only inside the fenced area. Grading materials shall be stored either inside the fenced development area.
 - E. Prior to the release of the grading bond, the project biologist shall submit a letter report to the Environmental Review Manager that assesses any project impacts resulting from construction. In the event that impacts exceed the allowed amounts, the additional impacts shall be mitigated in accordance with the City of San Diego Land Developmental Zoning Code Update Biology Guidelines, to the satisfaction of the City Manager.
 - F. All drainage from proposed roads and structures associated with the Petco Headquarters project would flow into an existing storm drain system. Filter devices would be installed at the appropriate points to ensure that runoff into basins is cleansed. Graded slopes will be revegetated per the City's Landscape Manual.
 - G. All lighting associated with the project will be shielded and directed away from the urban/natural edge.
5. Mitigation for Impacts to Sensitive Wildlife
- A. Prior to issuance of any grading permit, a directed survey shall be conducted to locate active raptor or other sensitive bird nests (if any). If active raptor or other sensitive bird species nests are present, no grading or removal of habitat will take place within the specified distance in the City's Biology Guidelines of active nesting sites during the nesting/breeding season (in general mid-February through mid-September, will vary per City's Guidelines depending on species).

Noise

- 6. Prior to issuance of the building permit, the applicant shall submit grading plans which show the specified wall and glass assemblies shown on Table 3 of the Acoustical Report (Investigative Science and Engineering Inc, January 28, 2005) as having STC rating of 46 of the Wall Assembly and 25 for All Glass Assemblies.

Paleontological Resources

- 7. Prior to Preconstruction Meeting
 - A. Land Development Review Plan Check

Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Assistant Deputy Director (ADD) of Land Development Review shall

verify that the requirements for paleontological monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification

Prior to the recordation of the first final map, NTP, or any permits, including but not limited to, issuance of the first Grading Permit, Demolition Plans/Permits, and Building Plans/Permits, the applicant shall provide a letter of verification to the ADD of LDR stating that a qualified paleontologist, as defined in the City of San Diego Paleontological Guidelines, has been retained to implement the monitoring program.

C. Second Letter Containing Names of Monitors has been sent to Mitigation Monitoring Coordination (MMC)

- 1) At least 30 days prior to the preconstruction (precon) meeting, a second letter shall be submitted to MMC which shall include the name of the Principal Investigator (PI) and the names of all persons involved in the paleontological monitoring of the project.
- 2) MMC will provide plan check with a copy of both the first and second letter.

D. Records Search Prior to Precon Meeting

At least 30 days prior to the precon meeting, the qualified paleontologist shall verify that a records search has been completed, and updated as necessary, and be prepared to introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. Verification includes, but is not limited to, a copy of a confirmation letter from the San Diego Natural History Museum, other institution, or, if the record search was in-house, a letter of verification from the principal investigator stating that the search was completed.

8. Preconstruction Meeting

A. Monitor Shall Attend Precon Meetings

- 1) Prior to beginning of any work that requires monitoring, the Applicant shall arrange a precon meeting that shall include the paleontologist, construction manager and/or grading contractor, resident engineer (RE), building inspector (BI), and MMC. The qualified paleontologist shall attend any grading related precon meetings to make comments and/or suggestions concerning the paleontological monitoring program with the construction manager and/or grading contractor.

If the monitor is not able to attend the precon meeting, the RE, or BI as appropriate, will schedule a focused precon meeting for MMC, Monitors, Construction Manager, and appropriate contractor's representatives to meet and review the job on-site prior to start of any work that requires monitoring.

B. Identify Areas to be Monitored

At the precon meeting, the paleontologist shall submit to MMC a copy of the site/grading plan (reduced to 11x17) that identifies areas to be monitored.

C. When Monitoring Will Occur

Prior to the start of work, the paleontologist also shall submit a construction schedule to MMC through the RE, or BI as appropriate, indicating when and where monitoring is to begin and shall notify MMC of the start date for monitoring.

9. During Construction

A. Monitor Shall be Present During Grading/Excavation

The qualified paleontologist shall be present full time during the initial cutting of previously undisturbed formations with high and moderate resource sensitivity, and shall document activity via the Consultant Site Visit Record (form). This record shall be faxed to the RE, or BI as appropriate, and MMC each month.

B. Discoveries

1) Minor Paleontological Discovery

In the event of a minor paleontological discovery (small pieces of broken common shell fragments or other scattered common fossils) the paleontologist shall notify the RE, or BI as appropriate, that a minor discovery has been made. The determination of significance shall be at the discretion of the qualified paleontologist. The paleontologist will continue to monitor the area and immediately notify the RE, or BI as appropriate, if a potential significant discovery emerges.

2) Significant Paleontological Discovery

In the event of a significant paleontological discovery, and when requested by the paleontologist, the City RE, or BI as appropriate, shall be notified and shall divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains. The determination of significance shall be at the discretion of the qualified paleontologist. The paleontologist with principal investigator level evaluation responsibilities shall also immediately notify MMC staff of such finding at the time of discovery. MMC staff will coordinate with appropriate LDR staff.

C. Night Work

1) If night work is included in the contract:

a) When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.

b) The following procedures shall be followed:

(1) No Discoveries

In the event that nothing was found during the night work, the PI will record the information on the Site Visit Record Form.

(2) Minor Discoveries

All minor discoveries will be processed and documented using the existing procedures under During Construction (see Section 10.b., Discoveries, Subsection 1), with the exception that the RE will contact MMC by 9 A.M. the following morning.

(3) Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures under During Construction (see Section 10.b., Discoveries, Subsection 1), will be followed, with the exception that the RE will contact MMC by 9 A.M. the following morning to report and discuss the findings.

2) If night work becomes necessary during the course of construction:

a) The construction manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.

b) The RE, or BI as appropriate, will notify MMC immediately.

3) All other procedures described above will apply, as appropriate.

D. Notification of Completion

The paleontologist shall notify MMC and the RE, or BI as appropriate, of the end date of monitoring.

10. Post Construction

A. The paleontologist shall be responsible for preparation of fossils to a point of curation as defined by the City of San Diego Paleontological Guidelines.

1) Submit Letter of Acceptance from Local Qualified Curation Facility

The paleontologist shall be responsible for submittal of a letter of acceptance to the ADD of LDR from a local qualified curation facility. A copy of this letter shall be forwarded to MMC.

2) If Fossil Collection is Not Accepted, Contact LDR for Alternatives

If the fossil collection is not accepted by a local qualified curation facility for reasons other than inadequate preparation of specimens, the project paleontologist shall contact LDR, to suggest an alternative disposition of the collection. MMC shall be notified in writing of the situation and resolution.

3) Recording Sites with San Diego Natural History Museum

The paleontologist shall be responsible for the recordation of any discovered fossil sites at the San Diego Natural History Museum.

(4) Final Results Report

(a) Prior to the release of the grading bond, two copies of the final results report (even if negative), which describes the results, analysis, and conclusions of the above paleontological monitoring program (with appropriate graphics) shall be submitted to MMC for approval by the ADD of LDR.

(b) MMC shall notify the RE, or BI as appropriate, of receipt of the final results report.

Traffic/Circulation

11. Prior to the issuance of any building permit for the project, the applicant shall assure the following mitigation measures to the satisfaction of the City Engineer:

- A. At Miramar Road / Camino Santa Fe, provide for three left turn lanes, two through lanes and one through/right turn lane for eastbound traffic on Miramar Road, and provide for one left turn lane, one left/through and three right turn lanes on southbound Camino Santa Fe.
- B. At Camino Santa Fe / Carroll Road, provide two left turn lanes, two through lanes and one through/right turn lane for northbound Camino Santa Fe; provide one left turn lane, one through lane and one right turn lane for eastbound Carroll Road.
- C. At Carroll Road / Recho Road, provide two left turn lanes and one through/right turn lane for southbound Recho Road.
- D. On Carroll Road between Recho Road and Camino Santa Fe, widen to provide a modified four lane Collector Road with a center turn lane with a curb to curb width of 64 feet within 84 feet of right-of-way. The street will be striped as follows: 16 foot curb lanes, 11 foot through lanes and a 10 foot center turn lane.
- E. On Recho Road, restripe to provide a center turn lane from Carroll Road to the most northerly project driveway with parking prohibited.
- F. Pay a fair share of \$1,050,000 towards improvements on Carroll Canyon Road, Mira Sorrento Place and their connection to I-805.
- G. Provide and maintain a Transportation Demand Management Plan.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

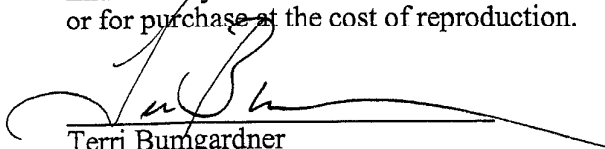
City of San Diego
Brian Maienschein-District 5
Scott Peters, District 1

Engineering & Capital Projects (86, 86A, 86B)
 Planning Department (MS 5A)
 Park and Recreation Department (89)
 San Diego Library (81)
 Mira Mesa Branch Library (17)
 Michael VanBuskirk, Development Project Manager (MS 501)
 EAS File (MS 501)
 U.S. Fish and Wildlife Service (19)
 U.S. Army Corps of Engineers (26)
 MCAS Miramar (13)
 San Diego Airport Authority, P.O. Box 82776, San Diego, CA, 92138-2776
 CALTRANS District 11 (31)
 Office of Historic Preservation (41)
 California Dept. of Fish and Game (32)
 Regional Water Quality Control Board, Region 9 (44)
 State Clearinghouse (46)
 County Department Of Environmental Health (76)
 CA Department of Parks and Recreation (40)
 Environmental Law Society (164)
 Sierra Club (165A)
 San Diego Audubon Society (167)
 California Native Plant Society (170)
 The SW Center for Biological Diversity (176)
 Citizens Coordinate for Century III (179)
 Endangered Habitats League (182)
 Mira Mesa Comm. Plng. Group (310)
 Mira Mesa Town Council (311)
 Mira Mesa Journal (312)
 Friends of Los Peñasquitos Canyon Preserve Inc (382)
 MCAS Miramar Air Station (314)
 Miramar College (316)
 Petco Headquarters, Applicant c/o below:
 Carl King, Smith Consulting Architects (5434 Ruffin Road. San Diego, CA 92123)

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- () Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Mitigated Negative Declaration, the Monitoring and Reporting Program and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.


 Terri Bumgardner
 Development Services Senior Planner

April 11, 2005
 Date of Draft Report

Analyst: Smit Kicklighter

 Date of Final Report

City of San Diego
Planning and Development Review
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 446-5461

INITIAL STUDY

LDR No. 42-3271
SCH No. Pending
PTS No. 47630

SUBJECT: **Petco Headquarters**- EASEMENT ABANDONMENT AND SITE DEVELOPMENT PERMIT (EA/SDP No. 47630) to construct a new 6-story 189,500-square-foot office building and ground level parking with a 4-story subterranean parking structure totaling 394,640 square feet for Petco Headquarters on an approximate 12.197 acre site. The site also has 2 existing office buildings that would also be utilized. The site is located at 8945 Recho Road in the IL-2-1 zone, Airport Environs overlay zone within the Mira Mesa Community Plan, Council District 5 (APN 343-240-3400, Parcel 1 of PM No 15845 and Parcel 2 of PM No. 13275, in the City of San Diego, County of San Diego, State of California). Applicant: Carl King, Smith Consulting Architects.

I. PURPOSE AND MAIN FEATURES:

The proposed Easement Abandonment and Site Development Permit for environmentally sensitive lands would be a Process 5 (Planning Commission Recommendation to the City Council) and allow construction of Petco Headquarters with a 289,330-square-foot office building and parking garage. The project would consist of a new six-story office building (and associated tenant improvements) of approximately 189,500 square feet, over one level of subterranean parking and an associated four level parking structure with approximately 394,640 square feet. The project would also incorporate the existing two, two-story office buildings. The project would include; standard open space , landscaping per the zone; and amenities such as an amphitheater and perimeter "dog walk" area.

The proposed Petco Headquarters development would result in grading of the 75% or 9 acres of the project site. All proposed slopes are to be at a 2:1 ratio or flatter. The amount of cut on the site is 97,000 cubic yards with 6,000 cubic yards of export. The maximum depth of fill on-site would be 20 feet and maximum height of cut and fill slopes would be 25 and 13 feet respectively all with 2:1 ratios. Retaining walls constructed on-site would be a maximum 12 feet in height with overall length of 1,500 feet.

II. ENVIRONMENTAL SETTING:

The Petco Headquarters site is located at 8945 Recho Road in the IL-2-1 zone (light industrial), Airport Environs overlay zone (Miramar Airport) within the Mira Mesa Community Plan, Council District 5. The project area is located outside the MHPA on a northern facing slope, along the southern side of the west draining Carroll Canyon. The site is terraced with a slope descending to the north and a slope to the-west. Elevations within the site range from 400 feet mean sea level at the southern portion to approximately 275 feet mean sea level at the northern portion of the property.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

The following environmental issues, Biological Resources, Noise, Paleontological Resources, and Traffic/Circulation, were considered during the review of the project and determined to be significant. Implementation of Section V –Mitigation Monitoring and Reporting Program (MMRP) of the attached MND would reduce impacts to below a level of significance. All the reports listed in this initial study are available for public review in the offices of the LDR Division at 1222 First Avenue, San Diego, CA 92101, 5th floor via a prior appointment with the environmental analyst listed in the MND.

Biological Resources

A biological survey and report for the Petco Headquarters Project area was conducted by Merkel and Associates (March 28, 2005). *Due to mapping techniques, numbers may be slightly different between the technical reports and the Project Description.*

The proposed project area includes a total of 12.16 acres and would impact 1.46 acres of Diegan coastal sage scrub and 2.20 acres of southern maritime chaparral. These impacts would be mitigated to the satisfaction of the City Manager through off-site preservation of upland habitats in conformance with the City's Environmentally Sensitive Lands Ordinance (ESL). Payment may be made into the City's Habitat Acquisition Fund or the owner/permittee would record a Covenant of Easement, Conservation Easement, or dedication in fee title to the City of San Diego for a total of 3.66 acres within the MHPA in tier I-III; or 2.92 acres of coastal sage scrub and 4.40 acres of southern maritime chaparral outside the MHPA.

Sensitive Species

No plant or wildlife species listed as threatened or endangered by the U.S. Fish and Wildlife Service or the California Department of Fish and Game are known to occur on-site. Implementation of the proposed project would not adversely affect any nesting raptors.

Noise

A site-specific noise technical report (to address potential impacts from Miramar Air Base) was prepared to assess potential impacts to the project (Investigative Science, January 28, 2005).

Long-term Noise Impacts

According to the report, the project lies within the Airport overlay zone within the 65 to 70 dB contour line.

The project would require wall and glass standards to reduce impacts to below a level of significance. In addition, per Title 24 interior analysis would be required prior to issuance of building permits (non-CEQA mitigation).

Short term Construction Impacts

The proposed project would be constructed in accordance with the City's noise ordinance. The ordinance sets limits on construction activities, including time limitations on allowable activities and a noise performance standard on equipment operated in proximity to homes. Compliance with this ordinance will limit construction noise impacts to weekday daylight hours and will avoid significant construction noise impacts.

Paleontological Resources

The Petco Headquarters site is underlain by compacted fill and the Scripps Formation. This formation has a high resource potential. Given that grading quantities exceed 2,000 cubic yards and maximum depths of 10 feet of excavation, monitoring for paleontological resources is required. Monitoring would be performed by a qualified professional as defined under the City's Paleontological Resources Guidelines along with a requirement for recovery and curation of fossils encountered during excavation.

Transportation/Traffic Circulation

The proposed project is consistent with the transportation and traffic circulation outlined in the Community Plan. A site specific traffic report was required (Linscott Law and Greenspan 2005) as the project would generate 2,740 weekday trips. The applicant would be required to implement the conditions outlined in the project's Mitigation Monitoring and Reporting Program (MMRP). Following mitigation, all traffic related impacts would be reduced to below a level of significance.

The following environmental issues, Land Use, Landform Alteration/Visual Quality, Geology/Soils, Historical Resources, Hydrology/Water Quality, Resources, were considered during the review of the project and determined to be less than significant:

Land Use

The Petco Headquarters Site is currently developed with two office buildings and associated structures (i.e. parking, landscaping, access roads). Existing land uses surrounding the similar office uses along Recho Road and the adjoining Carroll Canyon Road, (Sorrento Valley in the Mira Mesa Community Plan). The proposed project is consistent with the land uses in the Community Plan.

MSCP

The project area is not located within the MHPA and impacts associated with development would not occur within the MHPA. The closest MHPA areas are finger canyons to the west across Recho Road and one or more parcels away. All significant impacts associated with the proposed development would be offset according to the City of San Diego MSCP and the City of San Diego Land Development Manual-Biology Guidelines (City of San Diego 2000).

All lighting associated with the project would be shaded or directed away from the remnant urban/natural edge. Night lighting would not be a nuisance to surrounding wildlife. Sources of urban noise associated with the project would not create a significant nuisance to surrounding wildlife resources due to proposed mitigation to advert potential impacts to breeding avian species.

All drainage from proposed roads and structures associated with the project would flow into a storm drain system. Best Management Practices (BMP's) would minimize any storm flow beyond the manufactured slopes. The indirect effects from drainage are considered covered through compliance with the Regional Water Quality Control Board permit process and no additional CEQA mitigation is required.

Landform Alteration/Visual Quality

The project would require 7,950 cubic yards (cy) of grading per acre. The proposed grading exceeds the 2,000 cubic yards/acre amount in the City's CEQA Significance Determination that is explained as "grading and/or terracing that disrupts the natural shape and contour of the site shall be restricted. Contour grading shall be used to create artificial slopes with curves and varying slope ratios designed to simulate the appearance

of surrounding natural terrain.” Use of grading techniques such as contour grading and variable slopes have been used to the extent feasible given the site constraints. The project is surrounded by existing development on all four sides which limits the opportunities to use these techniques. **Although grading guidelines are proposed to be exceeded, most of the excess grading will ultimately be below the surface of the development for construction of the parking garage and given the developed nature of the area, this impact was deemed less than significant.**

Glare is a potential problem as Petco Headquarters is proposing a glass facade. In this case the impact is below a level of significance as the applicant is proposing the use of low-e glass with a very low reflectance along with a granular wall finish system similar to sandstone which has a sandpaper-like finish and is also low reflectance.

Geology/Soils

A geotechnical site-specific investigation with two supplements were carried out as part of the proposed Petco Headquarters (Geocon 2004 and 2005). The project site is assigned a geologic risk category of 53 – level or sloping terrain, low to moderate risk per the City of San Diego Safety Seismic Study Maps. It was determined that proper engineering design of all new structures, to be verified at the building permit stage, would ensure that the potential for geologic impacts from regional hazards is below a level of significance.

The Petco Headquarters project would not result in any impacts due to geologic and/or soil conditions. In accordance with City standards, a comprehensive soil and geologic evaluation would be required as part of the building permit process. Such report would be subject to the review and approval of City staff. As such, no significant CEQA impacts are identified and no CEQA mitigation is required.

Historical Resources

The site is currently developed and existing building on-site were constructed in 1985. The remaining portions of the site are on sloping areas not likely to contain historical artifacts. No impact has been identified and no CEQA mitigation is proposed.

Hydrology/Water Quality

A site specific water quality technical report was completed for the project area by Burkett and Wong (August 4, 2004). The site is currently mainly developed and has 5.8 acres of impervious surface. The proposed project would increase this amount to 7.6 acres. The finished project would likely contribute to pollutants associated with human occupation, vehicles, and common landscaping products consistent with current levels. Pollutants of concern include trash, debris, oil, grease, and to a lesser extent pesticides and fertilizers associated with landscaping.

The proposed project would generally maintain existing drainage patterns and flows from the site would enter an existing storm drain system. Eventually the storm water would flow through the Los Peñasquitos Lagoon which is listed by the Regional Water Quality Control Board (RWQCB), Region 9 as being impacted for sedimentation, and ultimately into the Pacific Ocean (CWA-Section 303(d) impaired water List of Water Quality Limited Segment 2004).

To reduce impacts during construction and with long-term use of the site, implementation of storm water pollution prevention measures and a permanent water quality management plan would be required for development of the site. The construction controls and

permanent water quality features have been designed in accordance with the City's engineering standards to the satisfaction of the City Engineer. The BMPs on-site would promote infiltration and reduce sediment and pollution in storm drains. BMPs on-site would include efficiently irrigated landscaping, landscaping buffers on the project edges, inlet stenciling, and lidded trash containers.

The applicant must comply with all City engineering and State Regional Water Quality Control Board (RWQCB) requirements related to Hydrology/Water Quality which would be enforced through the City Engineer and the RWQCB 401 permit and Storm Water Pollution Prevention Plan (SWPPP) process. The requirements listed above preclude and/or reduce hydrology/water quality impacts to below a level of significance and no CEQA mitigation is required.

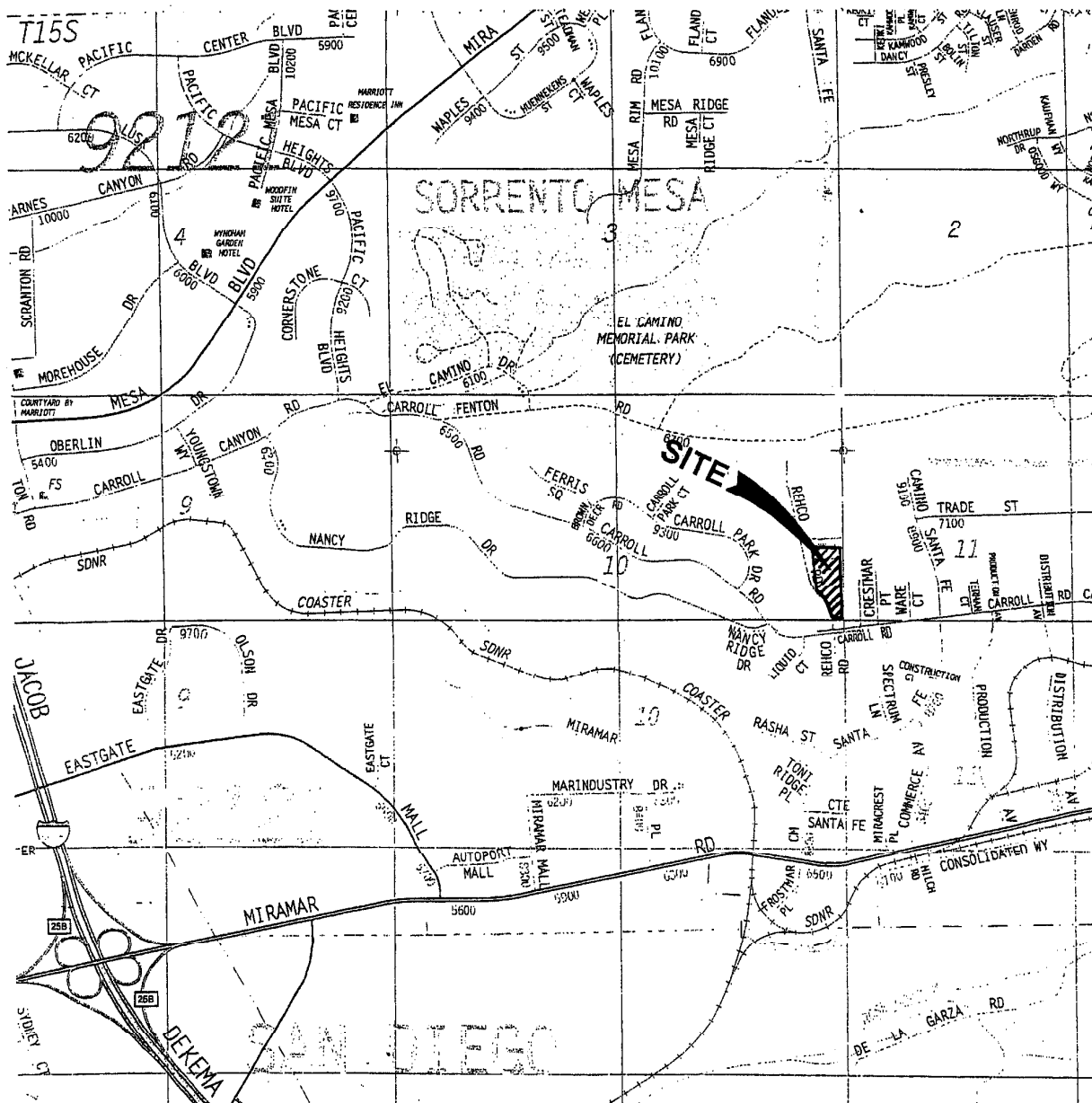
V. RECOMMENDATION:

On the basis of this initial evaluation:

- ☐ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section V above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

Analyst: Holly Smit Kicklighter

Attachments: Figure 1 – Vicinity Map
Figure 2 – Site Plan
Initial Study Checklist



SOURCE: 2004 THOMAS BROTHERS MAP
SAN DIEGO COUNTY, CALIFORNIA

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VICINITY MAP

PETCO CORPORATE HEADQUARTERS
REHCO ROAD FACILITY
SAN DIEGO, CALIFORNIA

DATE 07-19-2004

PROJECT NO. 07278 - 52 - 01

FIG. 1

Initial Study Checklist

Date: August 1, 2004

Project No.: 47630

Name of Project: Petco Headquarters

III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

Yes Maybe No

I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:

- | | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|--|------------|--------------|-----------|
| A. The obstruction of any vista or scenic view from a public viewing area?
<u>The project would not result in the obstruction of any public view or scenic vista. No such views are identified in the <i>Mira Mesa Community Plan</i> or the <i>San Diego Progress Guide and General Plan</i>.</u> | — | — | <u>X</u> |
| B. The creation of a negative aesthetic site or project?
<u>The proposed project would integrate with existing and surrounding development within the industrial area. See Initial Study discussion. Please see I-A and I-C.</u> | — | — | <u>X</u> |
| C. Project bulk, scale, materials, or style which would be incompatible with surrounding development?
<u>The design of the proposed project would be compatible with the architectural style of the local setting. The proposed bulk and scale would integrate with the surrounding neighborhood and existing structures on-site.</u> | — | — | <u>X</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
D. Substantial alteration to the existing character of the area? <u>The project has been designed to integrate with the surrounding development (see I-C above).</u>	—	—	<u>X</u>
E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? <u>No distinctive or landmark trees would be removed. Some native vegetation will be replaced by more manicured native vegetation as part of the landscaping along the street frontage.</u>	—	—	<u>X</u>
F. Substantial change in topography or ground surface relief features? <u>The project would not change the current surface drastically except for a non-visible addition of a 4 story subterranean parking structure.</u>	—	—	<u>X</u>
G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <u>The project site already mainly developed and does not contain any unique geologic or physical features.</u>	—	—	<u>X</u>
H. Substantial light or glare? <u>The proposed mixed-use building would include exterior lighting; however, the project site is located in a developed urban area where lighting currently exists. Proposed lighting would comply with all current street lighting standards in accordance with the City of San Diego Street Design Manual, satisfactory to the City Engineer. No substantial sources of light would be generated during project construction, as construction activities would occur during daylight hours. In addition, proposed building materials do not exhibit highly reflective properties and would not create adverse glare effects.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
I. Substantial shading of other properties? <u>Substantial shading of other properties would not result from project implementation, as the design of the proposed building includes multiple setbacks and building articulations, pursuant to development standards of the IL-2-1 Zone of the Mira Mesa Community Plan, to minimize substantial shading of adjacent properties. The proposed project is not in close enough proximity to subject adjacent properties to shading.</u>	—	—	<u>X</u>
II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:			
A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state? <u>The project site is developed, located in an urbanized neighborhood, and is not designated as suitable for sand/gravel extraction.</u>	—	—	<u>X</u>
B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? <u>The project site is developed and located in an urbanized neighborhood. Agricultural land is not present on site or in the general site vicinity.</u>	—	—	<u>X</u>
III. AIR QUALITY – Would the proposal:			
A. Conflict with or obstruct implementation of the applicable air quality plan? <u>No such conflict or obstruction would result. Standard dust abatement measures would be implemented during construction. The proposed project is consistent with the Mira Mesa Community Plan and therefore, would not conflict or obstruct the implementation of the Regional Air Quality Strategy (RAQS) or the State Implementation Plan (SIP).</u>	—	—	<u>X</u>
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	—	—	<u>X</u>

Yes Maybe No

The proposed office building project would not generate substantial quantities of operational emissions. Construction emissions would be generated during demolition and grading activities; however, these emissions would be temporary and would not exceed applicable significance thresholds. Please see III-A.

- C. Expose sensitive receptors to substantial pollutant concentrations?

— — X

The proposed office project would not emit substantial concentrations of air pollutants (See III-B above). Please see III-A.

- D. Create objectionable odors affecting a substantial number of people?

— — X

The proposed project consists of office use, which does not typically generate objectionable odors.

- E. Exceed 100 pounds per day of Particulate Matter 10 (dust)?

— — X

The grading amounts required for project implementation would not exceed 100 pounds per day of particulate matter. It is estimated that one graded acre produces 26.4 pounds of particulate matter. Proposed grading would not meet the 100 pound per-day threshold and would not produce significant amounts of particulate matter. Please see III-A.

- F. Alter air movement in the area of the project?

— — X

The proposed building would include setbacks and articulations to allow for adequate movement of air.

- G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally?

— — X

The proposed project would consist of an office building, which would not substantially alter micro or macroclimatic conditions.

IV. BIOLOGY – Would the proposal result in:

- A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals?

— X —

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>See Initial Study Discussion – Biology and Section V of the MND.</u>			
B. A substantial change in the diversity of any species of animals or plants? <u>Please see IV-A.</u>	—	<u>X</u>	—
C. Introduction of invasive species of plants into the area? <u>The landscape plan is proposing only native species adjacent to undeveloped areas although the project site does not abut any MHPA or designated open space areas</u>	—	—	<u>X</u>
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <u>The project site and immediate surroundings are developed although the edges of the development abut remnant areas of native vegetation. These areas do not consist of any designated wildlife movement corridors. Mitigation is required to advert potential impacts to avian species, please see IV-A.</u>	—	<u>X</u>	—
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? <u>Please see IV-A.</u>	<u>X</u>	—	—
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? <u>The project site does not contain any City, State or federally regulated wetlands.</u>	—	—	<u>X</u>
G. Conflict with the provisions of the City’s Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? <u>The project site is designated for light industrial-use development and is not located within or adjacent to the Multi-Habitat Planning Area (MHPA). Therefore, the proposed project would not conflict with the Multiple Species</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>Conservation Program (MSCP). Please see IV-A.</u>			
V. ENERGY – Would the proposal:			
A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? <u>Excessive amounts of fuel would not be used during construction of the project. Energy efficient measures would be incorporated into the proposed project, including use of double glazed windows, appliances with energy star ratings, “cool roof” system and low voltage exterior lighting.</u>	—	—	<u>X</u>
B. Result in the use of excessive amounts of power? <u>Standard commercial building consumption is expected. Please see V-A.</u>	—	—	<u>X</u>
VI. GEOLOGY/SOILS – Would the proposal:			
A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>The project site is assigned a geologic risk category of 53 – level or sloping terrain, low to moderate risk per the City of San Diego Safety Seismic Study Maps. Please see Initial Study Discussion.</u>	—	—	<u>X</u>
B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? <u>Potential short-term erosion impacts could occur during demolition and excavation activities. Erosion control measures would be implemented during the construction period, including installation of fiber rolls and silt fencing. Long-term erosion and sedimentation impacts would not be significant because virtually all developed areas would consist of pavement, the proposed structure and landscaping. The site would be landscaped in accordance with City requirements and all storm water requirements would be met. Please see VI-A.</u>	—	—	<u>X</u>
C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	—	—	<u>X</u>
<u>The project site is underlain by fill soils of varying depth (up to 65 feet) and the Scripps Formation. Excavation for the subsurface parking garage would likely remove all fill material. Please see VI-A. See Initial Study discussion.</u>			
VII. HISTORICAL RESOURCES – Would the proposal result in:			
A. Alteration of or the destruction of a prehistoric or historic archaeological site?	—	—	<u>X</u>
<u>The project development area is currently developed or disturbed and no significant historical resources are likely to have been or remain on-site. Please see Initial Study Discussion.</u>			
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site?	—	—	<u>X</u>
<u>No such building exist on-site. See Initial Study for discussion. See VII-A.</u>			
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object?	—	—	<u>X</u>
<u>Please see VII-A.</u>			
D. Any impact to existing religious or sacred uses within the potential impact area?	—	—	<u>X</u>
<u>No such uses are known to occur on-site.</u>			
E. The disturbance of any human remains, including those interred outside of formal cemeteries?	—	—	<u>X</u>
<u>No such uses are known to occur on-site.</u>			
VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:			
A. Create any known health hazard (excluding mental health)?	—	—	<u>X</u>
<u>No such material known to occur on-site.</u>			
B. Expose people or the environment to a significant hazard through the routine transport, use or disposal			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
of hazardous materials? <u>See VIII-A.</u>	—	—	<u>X</u>
C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? <u>No future risk of explosions or releases of hazardous substances would occur as a result of project implementation. The project consists of office uses.</u>	—	—	<u>X</u>
D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? <u>The proposed project is consistent with adopted land use plans and would not interfere with emergency response and/or evacuation plans. See also VIII-A.</u>	—	—	<u>X</u>
E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment? <u>The project site is not listed on the County of San Diego Department of Environmental Health's Site Assessment and Mitigation Case Listing (dated June 6, 2003).</u>	—	—	<u>X</u>
F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <u>The proposed project would not involve the use of hazardous materials (See VIII-A above).</u>	—	—	<u>X</u>
IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:			
A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. <u>The project would be required to comply with all storm water quality standards during and after construction and appropriate Best</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>Management Practices (BMPs) must be utilized.</u> <u>Please refer to the Initial Study Discussion.</u>			
B. An increase in impervious surfaces and associated increased runoff? <u>The project site is developed and covered with impervious surfaces (pavement or structures) and native areas that would be reworked to contain landscaping. The project would significant increase impermeable areas.</u>	—	—	<u>X</u>
C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? <u>The proposed project would not substantially increase flow rates or volumes and thus, would not adversely affect on- and off-site drainage patterns. Please see IX-A.</u>	—	—	<u>X</u>
D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(b) list)? <u>The project site is tributary Peñasquitos Lagoon which is a body of water listed on the State Water Resources Board 303(d) impaired water body list for sediment.</u>	—	<u>X</u>	—
E. A potentially significant adverse impact on ground water quality? <u>No such impact would occur, no areas of ponded water would be on the property, and all site runoff would be directed to the City's storm water system. Construction of the proposed project is not expected to encroach into the water table and no long-term use of groundwater is proposed. Please see IX-A.</u>	—	—	<u>X</u>
F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? <u>See IX-A above. The project is not expected to make a significant contribution to water quality degradation. Storm water standards per the RWQCB permit would be adhered to.</u>	—	<u>X</u>	—

Yes Maybe No

X. LAND USE – Would the proposal result in:

- | | | | |
|---|---|---|----------|
| A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project?
<u>The project is consistent with the land use designation and applicable policies of the Mira Mesa Community Plan.</u> | — | — | <u>X</u> |
| B. A conflict with the goals, objectives and recommendations of the community plan in which it is located?
<u>Please see X-A.</u> | — | — | <u>X</u> |
| C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area?
<u>The project would not conflict with City's Multiple Species Conservation Plan (MSCP) and is not located within or adjacent to the Multi-habitat Planning Area (MHPA).</u> | — | — | <u>X</u> |
| D. Physically divide an established community?
<u>The project site is located in the developed community and would not divide the community.</u> | — | — | <u>X</u> |
| E. Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Comprehensive Land Use Plan?
<u>The project site is located within the Airport Environs Overlay Zone or the Airport Approach Overlay Zone and is currently consistent.</u> | — | — | <u>X</u> |

XI. NOISE – Would the proposal result in:

- | | | | |
|---|---|---|----------|
| A. A significant increase in the existing ambient noise levels? | — | — | <u>X</u> |
|---|---|---|----------|

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>The proposed project would operate within the City's allowable noise standards and would not cause a significant increase in ambient noise levels.</u>			
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>The proposed project could expose people to noise levels which exceed the City's adopted noise standards. See Initial Study Discussion – Noise and Section V, MMRP.</u>	—	<u>X</u>	—
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan? <u>Please see XI-B.</u>	—	<u>X</u>	—
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? <u>The project site is underlain by the Scripps Formation which has a high sensitivity level for paleontological resources. Proposed project would exceed significance thresholds and could potentially cause a significant impact to these resources. Therefore, monitoring is required. Please see Initial Study Discussion and Section V, MMRP.</u>	—	<u>X</u>	—
XIII. POPULATION AND HOUSING – Would the proposal:			
A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? <u>The proposed project is consistent with the Mira Mesa Community Plan. The project is not expected to directly or indirectly induce population growth.</u>	—	—	<u>X</u>
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>The project would not displace any housing.</u>			
C. Alter the planned location, distribution, density or growth rate of the population of an area? <u>The proposed project would be consistent with applicable land use plans, as well as land use and zoning designations.</u>	—	—	<u>X</u>
XIV. PUBLIC SERVICES – Would the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
A. Fire protection? <u>The current office site is adequately served and the addition of one new associated office building should not alter these conditions for public services on-site.</u>	—	—	<u>X</u>
B. Police protection? <u>Please see XIV A.</u>	—	—	<u>X</u>
C. Schools? <u>No children would be generated by the project.</u>	—	—	<u>X</u>
D. Parks or other recreational facilities? <u>The project does not impact recreational facilities.</u>	—	—	<u>X</u>
E. Maintenance of public facilities, including roads? <u>The proposed project includes utility and roadway improvements. These improvements, upon construction would not require augmented maintenance services.</u>	—	—	<u>X</u>
F. Other governmental services? <u>N/A.</u>	—	—	<u>X</u>
XV. RECREATIONAL RESOURCES – Would the proposal result in:			
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <u>The proposed project would not adversely affect the availability of and/or need for new or</u>	—	—	<u>X</u>

Yes Maybe No

expanded recreational resources. In addition, the project would include a recreational walking trail on-site.

- | | | | |
|---|---|---|----------|
| B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?
<u>See XV-A above.</u> | — | — | <u>X</u> |
|---|---|---|----------|

XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:

- | | | | |
|---|---|----------|----------|
| A. Traffic generation in excess of specific/
community plan allocation?
<u>The project required preparation of a traffic study. All impacts are expected to be mitigated to below a level of significance. Please see Initial Study and Section V of the MND.</u> | — | <u>X</u> | — |
| B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system?
<u>Please see XVI-A.</u> | — | <u>X</u> | — |
| C. An increased demand for off-site parking?
<u>All required parking would be provided on site in the underground parking garage.</u> | — | — | <u>X</u> |
| D. Effects on existing parking?
<u>Please see XVI – B.</u> | — | — | <u>X</u> |
| E. Substantial impact upon existing or planned transportation systems?
<u>Please see XVI-A.</u> | — | — | <u>X</u> |
| F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas?
<u>Please see XVI-A and B.</u> | — | <u>X</u> | — |
| G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)?
<u>Implementation of the proposed project would not increase traffic hazards.</u> | — | — | <u>X</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? <u>The project area is served by the Metropolitan Transit System (MTS) with several bus stops in the vicinity. The project would not adversely affect these transit operations. Please see XVI-A.</u>	—	—	<u>X</u>
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? <u>Adequate services are available to serve site.</u>	—	—	<u>X</u>
B. Communications systems? <u>Please see XVII-A.</u>	—	—	<u>X</u>
C. Water? <u>Please see XVII A.</u>	—	—	<u>X</u>
D. Sewer? <u>Please see XVII-A.</u>	—	—	<u>X</u>
E. Storm water drainage? <u>Please see XVII-A.</u>	—	—	<u>X</u>
F. Solid waste disposal? <u>Please see XVII-A.</u>	—	—	<u>X</u>
XVIII. WATER CONSERVATION – Would the proposal result in:			
A. Use of excessive amounts of water? <u>The proposed project would not result in the use of excessive amounts of water. Standard consumption is expected.</u>	—	—	<u>X</u>
B. Landscaping which is predominantly non-drought resistant vegetation? <u>Landscaping and irrigation would be in compliance with the City's Land Development Code.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
XIX. MANDATORY FINDINGS OF SIGNIFICANCE:			
A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	—	<u>X</u>	—
B. <u>The project site is located in a developed area with remnant biological resources located on site and in the immediate surroundings. Implementation of the mitigation measures identified in the document would reduce these impacts to below a level of significance.</u>			
C. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.) <u>The project would not result in an impact to long term environmental goals.</u>	—	—	<u>X</u>
D. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) <u>The proposed project would not have a considerable incremental contribution to traffic impacts. See Initial Study Discussion.</u>	—	<u>X</u>	—
E. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly? <u>The proposed project would not be associated with such impacts. All impacts would be mitigated to below a level of significance.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
XIX. MANDATORY FINDINGS OF SIGNIFICANCE:			
A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	—	<u>X</u>	—
B. <u>The project site is located in a developed area with remnant biological resources located on site and in the immediate surroundings. Implementation of the mitigation measures identified in the document would reduce these impacts to below a level of significance.</u>			
C. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.) <u>The project would not result in an impact to long term environmental goals.</u>	—	—	<u>X</u>
D. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) <u>The proposed project would not have a considerable incremental contribution to traffic impacts. See Initial Study Discussion.</u>	—	<u>X</u>	—
E. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly? <u>The proposed project would not be associated with such impacts. All impacts would be mitigated to below a level of significance.</u>	—	—	<u>X</u>

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

X City of San Diego Progress Guide and General Plan.

X Community Plan.

— Local Coastal Plan.

II. Agricultural Resources / Natural Resources / Mineral Resources

X City of San Diego Progress Guide and General Plan.

X U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

— California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

— Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

— Site Specific Report:

III. Air

— California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

— Regional Air Quality Strategies (RAQS) - APCD.

— Site Specific Report:

IV. Biology

X City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

X City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.

X City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.

- Community Plan - Resource Element.
- California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.
- California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- City of San Diego Land Development Code Biology Guidelines.
- X Site Specific Report: Petco Biological Resources Report, Merkel and Associates, March 28, 2005.

V. Energy

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VI. Geology/Soils

- X City of San Diego Seismic Safety Study.
- X U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- X Site Specific Report:
 Geocon, Inc. Geotechnical Investigation, Petco Headquarters, July 19, 2004;
 Supplemental Slab Recommendations, August 2, 2004; Preliminary Pavement
 Recommendations, February 28, 2005.

VII. Historical Resources

- X City of San Diego Historical Resources Guidelines.
- X City of San Diego Archaeology Library.
- Historical Resources Board List.
- Community Historical Survey:
- Site Specific Report:

VIII. Human Health / Public Safety / Hazardous Materials

- X San Diego County Hazardous Materials Environmental Assessment Listing, 2004.
- X San Diego County Hazardous Materials Management Division
- FAA Determination
- State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.
- X Airport Comprehensive Land Use Plan.
- Site Specific Report:

IX. Hydrology/Water Quality

- Flood Insurance Rate Map (FIRM).
- X Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.
- X Clean Water Act Section 303(b) list, dated July 2002,
http://www.swrcb.ca.gov/tmdl/303d_lists.html.
- X Site Specific Report:
Petco Corporate Headquarters, Burkett and Wong, August 4, 2004

X. Land Use

X City of San Diego Progress Guide and General Plan.

X Community Plan.

X Airport Comprehensive Land Use Plan

X City of San Diego Zoning Maps

— FAA Determination

XI. Noise

X Community Plan

X San Diego International Airport - Lindbergh Field CNEL Maps.

— Brown Field Airport Master Plan CNEL Maps.

— Montgomery Field CNEL Maps.

— San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.

— San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

— City of San Diego Progress Guide and General Plan.

X Site Specific Report:
Structural Acoustical Analysis, CCR Title 24, Survey – Petco Corporate Headquarters –
Investigative Science and Engineering, Inc., January 28, 2005.

XII. Paleontological Resources

X City of San Diego Paleontological Guidelines.

X Demere, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.

X Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4

Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.

— Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.

— Site Specific Report:

XIII. Population / Housing

— City of San Diego Progress Guide and General Plan.

— Community Plan.

— Series 8 Population Forecasts, SANDAG.

— Other:

XIV. Public Services

X City of San Diego Progress Guide and General Plan.

X Community Plan.

XV. Recreational Resources

— City of San Diego Progress Guide and General Plan.

— Community Plan.

— Department of Park and Recreation

— City of San Diego - San Diego Regional Bicycling Map

— Additional Resources:

XVI. Transportation / Circulation

— City of San Diego Progress Guide and General Plan.

X Community Plan.

X San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

— San Diego Region Weekday Traffic Volumes, SANDAG.

X Site Specific Report: Petco Headquarters, April 6, 2005, Linscott Law and Greenspan.

XVII. Utilities

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XVIII. Water Conservation

— Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.